

Full Planning Application 07/04745/FUL

at

101 Ocean Drive

Edinburgh

EH6 6JJ

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/04745/FUL, submitted by Somerston Hotels (Edinburgh Waterfront) Ltd. The application is for: **Extension of the existing hotel to provide an additional 24 bedrooms**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The existing hotel, operated by Express by Holiday Inn, is a 5-storey building located on the east side of Ocean Drive just to the north of the junction with Lindsay Road/Commercial Street. The building is a 'T' shape design facing north west and is finished primarily with buff coloured re-constituted stone with elements of facing brick and roof tiles. There is a dedicated surface car park for the hotel. The surrounding area hosts a variety of uses with residential properties to the south and west, office premises occupied by the Scottish Government to the east and the Ocean Terminal shopping centre to the north.

This property is located within the Leith Conservation Area.

Site History

24.12.2002 Permission was granted for a 40 bedroom extension (02/03955/FUL).

03.03.2003 A non-material variation was accepted for minor alterations to the elevational treatment (02/03955/VARY).

20.08.2007 Permission was granted for a 41sqm extension to the reception area (07/02847/FUL).

12.12.2007 Permission granted for a 102sqm extension to the reception area (07/04743/FUL).

Description of the Proposal

Permission is sought to extend the hotel southwards over the existing car park in order to provide an additional 24 guest bedrooms. The extension will be of the same scale and form as the existing hotel with the only difference being the void at ground floor level to maintain parking provision. The materials will match the existing building.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The scale and design of the proposal is acceptable;
- b) There would be any adverse impact upon neighbouring amenity;

a) The existing hotel premises is a large detached property set within its own ground and does not form part of any uniform building line. The area in which it sits is undergoing a period of transition and the site is located at a key access point into the wider regeneration area, therefore requiring a high standard of design. The proposal will see the building extended towards the residential properties looking onto Commercial Street and will maintain the same height and depth as the existing premises; the scale and massing of the development is acceptable. Whilst the design is of a standard nature, it does respect its immediate context and does not impose itself in a detrimental manner. Furthermore, it replicates the previously acceptable design pattern of the existing hotel and it would be unreasonable to refuse the application on design grounds.

The scale and design of the proposal is acceptable.

b) There are residential properties in close proximity, to the south and west of the site, that could be potentially affected by an intensification of the site. However, the proposal relates to an established use which has operated for a long time without having an adverse impact on neighbouring residents. Furthermore, the site has been identified as an appropriate area for hosting a range of activities including residential and hotel use.

There will be no impact upon privacy as the properties to the south and west are over 20 metres and 40 metres away respectively. Overshadowing created by the proposal will fall primarily on the parking area to the south and will not affect residents. The level of daylight afforded to residential properties is acceptable.

Although no further parking provision is proposed, the site's existing provision is under-utilised and the hotel also benefits from good public transport links between Ocean Terminal and the city centre. The tram scheme will further enhance the transport options available.

There will be no adverse impact upon residential amenity.

In conclusion, the proposal accords with the development plan and non-statutory guidelines. There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application subject to the conclusion of a legal agreement securing financial contributions towards the provision of the tram network.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Andrew Trigger on 529 3931
Ward affected	A13 - Leith (NEW)
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities Zone
Date registered	6 November 2007
Drawing numbers/ Scheme	01-05 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

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Consultations, Representations and Planning Policy

Consultations

Transport

Consent should not be granted until the applicant has entered into a suitable legal agreement to contribute:

1. The sum of £85,067 towards the Edinburgh Tram.

Council standards would normally require additional parking provision for such a development. However, given the location of the development within the Leith Docks area, it is considered desirable to limit the provision of parking spaces in this case.

No objection to the application.

Transport Initiatives Edinburgh

No objection to the above application which is adjacent to the tram line but request that the developer be made aware of the tram proposals and an advisory note be added to the decision notice if permission is granted pointing out that utility diversions and construction work for the Edinburgh Tram has now started. Given the proximity of the proposed works to the tram route and the potential of access implications due to construction/delivery vehicles and traffic implications as a result of diversions, it would be desirable for the applicant to consult with the tram line should the timing of their work be likely to coincide with the tram works.

Representations

The application was advertised on 16 November 2007 as the development is situated on the boundary of the Leith Conservation Area. No representations have been received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is within a mixed activities zone as identified by the North East Edinburgh Local Plan. Within such areas there shall be an emphasis on promoting a range of activities that contribute to the area's character and vitality. The finalised Edinburgh City Local Plan identifies the site within a strategic business centre.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy ED1 (MIXED ACTIVITIES ZONE) supports in principle a range of uses within a defined 'Mixed Activities Zone' and encourages an appropriate mix of uses within it that could contribute positively to its character and vitality.

Policy ED7 (HOTELS) sets out criteria for assessing new hotel developments.

Relevant policies of the Edinburgh City Local Plan

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Emp 5 (Hotel Development) sets criteria for assessing sites for hotel development.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

Relevant Non-Statutory Guidelines

Non-statutory guidelines - Tram Developer Contributions sets out the criteria where new development should make a contribution towards the construction of the tram system and associated public realm.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

INFORMATIVES

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded in relation to tram contributions
2. That prior to the commencement of works on site, contact should be made with Transport Initiatives Edinburgh on 0131 622 8311 to discuss potential access implications as a result of diversions in place for tram construction work.

End

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Location Plan

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